

propertyladder



Anderley Drive, Eaton, NR4

A Stylish Split-Level Three Bedroom Semi Detached Home!

Asking Price Of **£325,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPLIT-LEVEL ELEGANT LIVING IN EATON!

Tucked away in the desirable suburb of Eaton, this beautifully presented semi-detached home offers a unique and versatile split-level design, modern interiors, and a superb location close to Norwich city centre. Thoughtfully updated by the current owners, the property combines stylish features with practical spaces, making it ideal for a range of buyers.

The ground floor features a welcoming entrance hall with convenient WC, a sleek kitchen refitted in 2022, and a bright, airy living room with an adjoining dining area, creating a lovely social hub. A short set of stairs leads to a half landing with the third bedroom, while the first floor boasts a spacious principal bedroom with views over the garden and a modern family bathroom, also refitted in 2022, featuring both a bath and shower. Another small staircase leads to a generous second bedroom, completing this clever and flexible layout.



“the rear garden is a peaceful oasis with a lush lawn, mature shrubs, and colourful planting”



Overview

- Stylish 3-bedroom semi-detached home in sought-after Eaton
- Unique split-level design for versatile family living
- Modern kitchen refitted in 2022
- Contemporary bathroom with bath and shower (2022)
- Light-filled living room with adjoining dining area
- Three generously sized bedrooms across split levels
- Driveway and integral garage for convenient parking
- Mature, colourful rear garden with lawn and shrubs





Location

Eaton is one of Norwich's most desirable suburbs, offering a welcoming village feel with fantastic amenities. The area boasts excellent schools, independent shops, and charming cafés, as well as nearby Eaton Park and beautiful riverside walks. Perfectly placed for commuters, the city centre is only a short drive or cycle away, while easy access to the A47 and A11 makes travel convenient. Eaton combines a family-friendly atmosphere with all the benefits of city living.

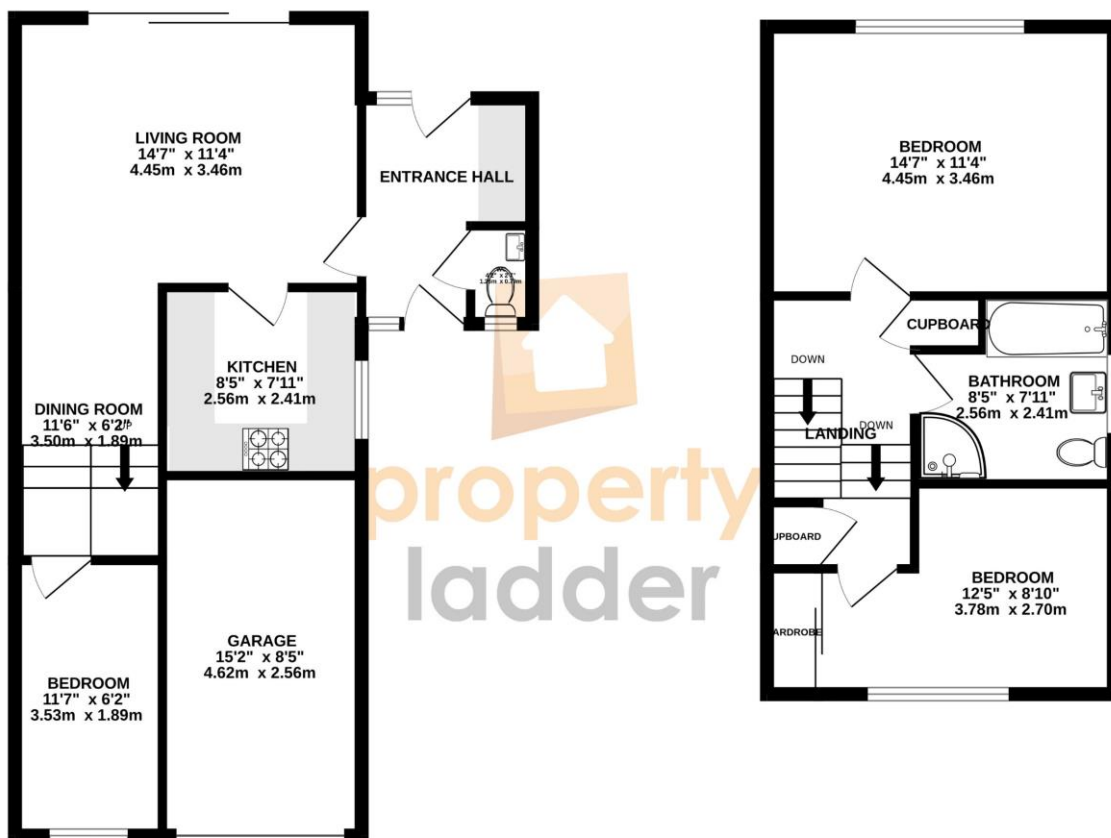


Outside

Outside, the property offers a driveway and integral garage at the front, while the rear garden is a peaceful oasis with a lush lawn, mature shrubs, and colourful planting. Situated in the ever-popular Eaton area, this home offers easy access to excellent schools, local shops, and beautiful green spaces, while Norwich city centre is just a short drive or cycle away.

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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